

Plot Ratio and Open Space

The plot ratio was advertised with the assumption the ground floor stairwell was not common, which it is – therefore is removed from Plot Ratio calculations. The revised calculation by Approval Services is 0.74, or 171m², which is only 10m² requested concession and could not be ameliorated simply by reducing the height of the proposal. There is no connection between open space and plot ratio.

The City's Built Form Policy Fig 2 and The Residential Design Codes all allow three (3) floors for this property. Being immediately adjacent an established light industrial area, and properties the rear (fronting Loftus Street) allowing for up to six (6) floors, this property will have negligible impact on the surrounding properties once established.

Boundary Setback

The South boundary setback complies with the Design principles of Clause 6.1.4 (P4.1) Lot boundary setbacks and supports a reduced setback, because;

The proposal provides for no more overshadowing than allowed for per Clause 6.4.2 (C2.1) being 50%; providing only 32% total.

The proposal's mass and built form is strongly articulated to the Southern façade.

The windows are adequately screened and/or obscured per Clause 6.4.1 (C1.1) i and ii.

Providing 5.4m setbacks to both sides as mentioned (10.8m setback total) to a 12m wide lot is simply not practical by any reasonable measure.

The boundary wall is 9.1m in height to provide continuity to the built form as it abuts a 6.2m high boundary wall along the entire Northern boundary. The portion of wall above the neighbouring boundary wall is clad to match the remainder of the development to lighten the placement of the mass and built form in the immediate surrounds. It also abuts a commercial zoning, therefore the Residential Design Codes do not apply to this boundary.

Height

As previously mentioned, the heights are as per the City's Built Form Policy 7.1.1 Fig 2 and the Residential Design Codes – both allowing three (3) floors. The City's Design Advisory Committee also agree with the height and number of floors proposed.

Landscaping

This statement is incorrect. Tree canopy cover has been increased to 30% per the City's policy with deep soil zones and communal landscaped setting provided for occupants. Landscaping is demonstrated to be compliant after minor changes to the chosen tree species.

Windows

The windows meet the requirements of the Residential Design Codes Clause 6.4.1 (C1.1) i and ii. The casual views from these windows are over houses to the City skyline beyond, not down into a courtyard with established tree canopy and shade sails.

This proposal is only slightly non-compliant with the highlighted Deemed-to-comply provisions of the R Codes, but meets the City's Built Form Policy 7.1.1 and clearly addresses the associated Design principles of the Residential Design Codes. This site is flanked by a 6.2m boundary wall to the North as part of the light industrial activity and Fig 2 of 7.1.1 provides an allowance for six (6) floors to the immediate rear of the property. The DAC agreed with the merits of the proposal with minimal changes or suggestions and minor changes have been made to provide for greater amount of landscaping and privacy protections. This

proposal meets the intent of the R Codes and the City's policies and we respectfully request a recommendation of approval.